

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES

Date: June 18, 2015

Meeting No.: 206

Project: Stadium Square – Block 3

Phase: Schematic

Location: Site bounded on the north by E. Ostend Street, a private alley on the east with row houses facing Race Street, by railroad tracks on the south, and vacant lot on the west that fronts Leadenhall Street

PRESENTATION:

Anthony Cataldo introduced the project team. Mr. Richard Marietta, AIA, principal for retail and office at Design Collective, gave a general project orientation and overview, noting that the site is south of two additional blocks and just east of I 395 included in the Stadium Square project. Block 1 was previously presented. The developer currently controls approximately 1/3 of the block that includes an existing three story vacant building and is negotiating to control the balance of the site. This presentation assumes an independent building that is not connected to the balance of the site. The proposed project is an eight story office building with an approximately 10,000 sf footprint, with surface parking accessed along the western edge of the site, and parking in the rear on the south side of the lot.

Ryan Kautz, an architect with Design Collective, provided a full overview of the project including:

- Existing context including photos of the immediate vicinity
- Major site influences
 - Prominent position related to the inflection in W. Ostend Street
 - A major presence as a much taller building beyond the row houses that face Race Street, transitioning to a higher density district up to I-395
 - Existing private alley is shared w/ the Race Street row houses
- Site Plan
 - Places building approximately 15' west of the alley property line/center line. There is approximately 75' from the rear of the row homes to the face of the building
 - Masonry mass is face on line with the east-west W. Ostend Street, w/ stepped recession further west toward the northwest inflection of W. Ostend
 - Vehicular access is provided along Creek Alley, another private shared alley west of the building
 - Two street trees are provided along W. Ostend Street, w/ a slot opened to create a small forecourt at the building entrance
 - Parking is provided at the rear of the site with a planted median and 6 additional trees in narrow islands
 - Dumpsters are located in a screened enclosure at the rear of the site adjacent to a storm water management facility

- Massing and plan strategies
 - Office space is oriented to the east, with single loaded core and some solid walls to the west. There are corner offices located on the southwest and northeast corners
 - Office space is captured within a two story grid on floors 2 – 7
 - The northeast corner is expressed as a two story corner window, with no masonry at the corner
 - The top floor and northwest corner tower are expressed in curtainwall
 - There is a 3 story vertical sign blade in the center of the north façade perpendicular to W. Ostend Street
- Materials
 - Masonry
 - At the double punched frame on floors 2 - 7, red brick with coloration similar to neighboring industrial buildings
 - Darker spandrel brick at 3rd, 5th and 7th floor spandrels
 - Same darker spandrel brick with an ironspot horizontal band every 6th course
 - Cast stone spandrels
 - Glazing and window wall systems
 - Slightly reflective, lightly tinted high performance glazing systems
 - Medium to dark grey painted metal floor spandrels, panels and mullions at northeast and northwest corners and top floor
 - Silver anodized or painted mullions at the punched openings
- In addition to rendered images, the design team shared precedents of Design Collectives work as well as several other precedents by others

PANEL COMMENTS:

The panel generally had no major objections to the height or mass of the project, except as noted below, and understood the limitations caused by the narrow width of the site. The panel generally approved of the overall architectural design expression, and also noted the following specific comments and concerns related to the site and building design:

- Site
 - Show the public realm in greater detail, including the existing and proposed streetscape of the immediate site as well as adjacent properties. Show streetscape standards for the 3 block portion that this developer is providing
 - Add a third street tree to reinforce the streetwall
 - Provide buffer planting along the private alley. Consider adding a low wall.
 - In the event that the developer does gain control of the western half of the site, provide a sketch study of how that might interact with this project.
- Building Design
 - In lieu of presenting a singular massing progression, consider further study of massing alternatives, and discuss them with the panel.
 - Further consider the relationship of an 8 story commercial building overlooking 3 story row houses and their garages, across a the private alley. Are there other techniques that can provide more breathing space and apparent mass reduction?
 - Draw W. Ostend Street façade from Race Street showing the true relationship to the row houses, and study a possible horizontal datum relationship

- In lieu of clear glazing, consider providing a scrim or screened glass along the bottom register of the punched openings to provide some screening
- One panelist suggested further study of core placement on the east façade; other panel members accepted the proposed location due to likely potential future development close to the western face.
- Consider other techniques to screen ground floor office users from the eastern private alley
- Consider wrapping the punched windows around the northeast corner as a secondary corner tower seems superfluous
- Further refine and present a more clear view of the entrance area and canopy
- As currently shown, the rear entry in plan and elevation do not match up. Further refine the rear entry to create a wider recess in the primary wall and an extended horizontal canopy to provide more emphasis to the secondary entrance
- Materials
 - The panel is generally pleased with the proposed masonry selections and distribution, subject to refinement as the design evolves
 - The panel suggested simplifying the mullion/metal panel coloration, using the dark color for all
- Lighting + Signage
 - Provide additional lighting information with final design review
 - The blade sign appears to be too tall; consider reducing height, and provide additional information/detail for final design review.

PANEL ACTION:

The Panel recommended approval of the Schematic Design, and looks forward to additional development for the Final Design in response to comments.

Attending:

Richard Marietta, Ryan Kautz, Justing Obringer – Design Collective
 Jon Kraft – Kimley-Horn
 Joe Woolman – J.R. Woolman, LLC
 Arsh Mirmiran – Caves Valley Partners
 Kevin Lynch- South Baltimore
 Natalie Sherman – Baltimore Sun

UDARP Panel Members – Ms. Ilieva, Messrs. Gary Bowden, Rich Burns, David Haresign*, and David Rubin

Planning Department- Director Tom Stosur, Anthony Cataldo, Christina Gaymon, Caitlin Audette, Brent Flickinger